

**If you are facing foreclosure,
help is as close as your telephone.**
Just make the first call...

Call

Call **United Way 2-1-1** for referral to the most appropriate local or national resources.

Hope

Hope is available to any homeowner in America having trouble paying their mortgage.

Call 1-888-995-HOPE (1-888-995-4673)

any time. Counselors are available 24 hours a day, 7 days a week and provide free foreclosure prevention counseling. They will help you negotiate with your lender free of charge!

Do not

Do not ignore letters from creditors.
Some foreclosures can be halted if you communicate with your lender promptly.

Remember

Remember...

- Typically, lenders do not want your home; they want your house payments.
- Foreclosure proceedings may cost your lender a lot of money.
- Often it is in everyone's best interest to agree on new terms that modify the current mortgage.
- Call or write your lender.
- Contact the lender's "Loss Mitigation" or "Foreclosure Prevention" department.
- Ask the lender to send you a "work-out" packet to update your financial information including current income, expenses and other debts.

Foreclosure Information Directory

These organizations can help:

Foreclosure Intervention Hotline

24 hours/7 days a week

*Ohio Home Rescue Fund managed by the
Homeownership Preservation Foundation*
1.888.995.4673

www.995hope.org

Legal Aid of Western Ohio (LAWO) & Advocates for Basic Legal Equality (ABLE)

Legal services

419.724.0640 1.888.534.1432

www.legallaidline.org

Consumer Credit Counseling of Northwest Ohio

HUD-certified counseling agency

419.531.2227 1.800.355.2227

www.cccservices.com

Lucas County Treasurer

Payment plans for delinquent taxes

Payment plans for current taxes

419.213.4305

www.co.lucas.oh.us/treasurer

Lucas County Veteran Services

Mortgage assistance to veterans

419.213.6090

www.co.lucas.oh.us/veterans

Lucas County Auditor

Information to challenge your property value

419.213.4406

www.co.lucas.oh.us/auditor

Neighborhood Housing Services (NHS)

Foreclosure rescue assistance

419.691.2900

www.nhstoledo.org

Northwest Ohio Development Agency

Foreclosure Counseling

419.243.3734

www.nodatoledo.org

Toledo Bar Association

Legal services

419.242.9363

www.toledobar.org

Toledo Fair Housing Center

Predatory lending remediation program

419.243.6163

www.toledofhc.org

United Way of Greater Toledo

24-hour information and referral service

211 / 1.800.650.HELP

www.unitedwaytoledo.org

Empowering & Strengthening Ohio's People (ESOP)

Loan modifications

419.464.9885

www.esop-cleveland.org

Adelante LRC

Bilingual homeownership and financial literacy

419.244.8440

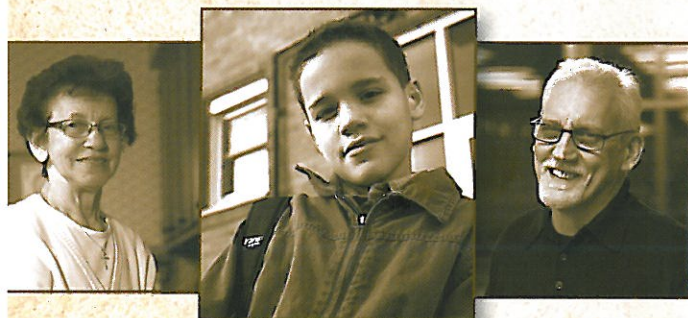
www.adelantelrc.org

WGTE Public Media

www.wgte.org/mortgagehelp

Foreclosure Prevention Checklist

- ☐ Call United Way 2-1-1
- ☐ Call or write your lender. Be honest about your financial situation.
- ☐ Stay in your home while you seek assistance.
- ☐ Make an appointment with a HUD-approved counselor at 1-800-355-2227 or with one of the approved counselors listed in this brochure.
- ☐ Cooperate with your counselor or lender.



Tip: Be aware of scams

Be aware . . .

- ▷ that solutions sounding too good to be true usually are.
- ▷ of predatory lending and DON'T become a victim.
- ▷ of unscrupulous people who will take advantage of your troubles.
- ▷ of phony counseling agencies that charge large fees to perform services you can do for yourself with assistance from the sources listed in the directory inside this pamphlet.

Your lender may offer one of these options:

Forbearance Agreement

A written repayment plan based on your current financial status.

Mortgage Modification

Lender may extend the timing on the mortgage loan out over a new thirty-year period to reduce your monthly payment.

Partial Claim

If you have an FHA loan, HUD may consider lending you money to catch up what you owe by means of an interest free loan.

Short-Sale

You may be allowed to sell the property for less than the mortgage balance.

Deed-In-Lieu of Foreclosure

As a last resort, it may be best to give the house back to the lender. This may be better for your credit than actual foreclosure.

Don't Sign Anything You Don't Understand

Don't sign over your deed to someone else unless this action also relieves you of your loan obligation. Don't lose your home and damage your credit history. Consult people and agencies willing to help. Remember . . . the most important action you can take is to communicate with your lender.

This information provided by WGTE Public Media and the Lucas County Save Our Homes Taskforce.

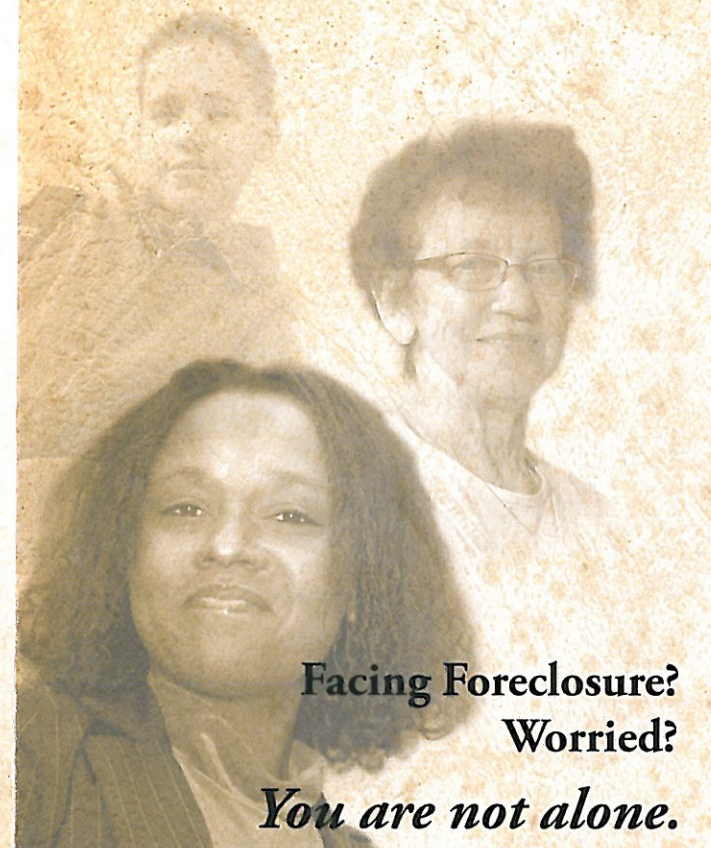


Tina Skeldon Wozniak, Lucas County Commissioner
Bernie Quilter, Lucas County Clerk of Courts
Wade Kapszukiewicz, Lucas County Treasurer
Julia Bates, Lucas County Prosecutor



Facing the Mortgage Crisis

People. Connections. Resources.



Facing Foreclosure?
Worried?

You are not alone.

Facing the Mortgage Crisis is part of CPB's Public Service Media Economic Response Initiative.

